# III. Housing Element

### Introduction

### **Purpose and Intent**

Duvall is a growing city of 5,460 residents located on the eastern edge of the Seattle metropolitan area. Historically, Duvall served as a rural service center for the surrounding Snoqualmie Valley area. In the last decade, the city has felt the pressure of growth due to increased housing prices in the Seattle metro area, therefore transforming the community into a "commuter suburb" within close proximity to nearby urban cities to the west. As growth continues, the demand for more affordable housing becomes a greater issue as land and home prices continue to rise in Duvall. Preserving the city's rural character remains a high priority for its current residents who desire to retain Duvall's small town charm.

The purpose of the Housing Element is to establish the goals and policies that will accommodate the anticipated levels of growth within Duvall, while continuing to provide a supply of housing for a variety of income levels. This Element is an integral part of the overall Comprehensive Plan, with land use projections establishing housing needs. This 2004 update builds upon the Housing Element and analysis of the 1994 Comprehensive Plan and provides future estimates based on updated information. The intent is to meet the objectives of the Growth Management Act (GMA) and region wide planning initiatives.

The GMA states that housing elements shall provide an inventory and analysis of existing and projected housing needs, identify sufficient land for a variety of housing types and needs, and make adequate provisions for existing and projected housing needs of all economic segments of the community [RCW 36.70A.070(2)]. The goals and policies in this section will provide short and long-term solutions to future housing needs, identify land which is suitable to provide for growth, all while preserving the character of the community.

### **General Overview**

Duvall's residential community is made up of a variety of housing styles and densities. Within the Old Town area, housing is generally older, small-lot single-family homes. There are also a number of small, older multi-family housing buildings located throughout Old Town. A newer development on Main Street provides for multi-family housing above commercial businesses and in multiple buildings located adjacent to the mixed-use development. The upper plateau, or eastern, neighborhoods of the city contain relatively large-lot single-family suburban style homes, with some higher density neighborhoods located along NE 150th Street. As new housing development continues, the City will continue to encourage multi-family and higher density mixed-use housing developments within the Old Town area and along Main Street. Suburban single-family residential housing will continue to be encouraged in the eastern portions of the city, with a trend toward smaller-lot single-family neighborhood infill developments of compact neighborhood or cottage style housing.

As new housing is developed, how the housing interfaces with existing neighborhoods will be important. Landscaping, fencing, parks and open space, and house orientation are all areas that will be considered to ensure that future housing developments provide not just housing, but create neighborhoods.

# **Demographics**

#### **Population Growth**

The city of Duvall saw steady growth in the 1990's, as illustrated in Table H - 1: Population Growth; expanding from a population of 2,770 in 1990 to 4,616 in 2000 - a growth rate of 66.6%. In 2003, Duvall has grown to 5,460, a growth rate of 97.1% since 1990. Compared with a significant increase in population in the 1980's, the growth rate in the 1990's and early 2000's was slower due to a sewer moratorium in the early 90's and another sewer moratorium extending from 1999 that is projected to end in 2005. This steady growth has put a demand on housing needs within Duvall and the surrounding area.

Table HO – 1 Population Growth 1990 - 2003

Year	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Population	2770	3020	3125	3200	3280	3490	3635	3813	4120	4435	4616	4860	5190	5460
Increase		250	105	75	80	210	145	178	307	315	181	244	330	270
% increase over previ	ous yr	9.0%	3.5%	2.4%	2.5%	6.4%	4.2%	4.9%	8.1%	7.6%	4.1%	5.3%	6.8%	5.2%
Increase since 1990		250	355	430	510	720	865	1043	1350	1665	1846	2090	2420	2690
% increase since 199	0	9.0%	12.8%	15.5%	18.4%	26.0%	31.2%	37.7%	48.7%	60.1%	66.6%	75.5%	87.4%	97.1%

Source: WA State OFM Forecasting Division Report

#### **Household Trends**

As noted in Table H - 1, Duvall saw a significant population increase over the last decade. Household size has also seen a shift as well, as noted in Table H - 2: Population and Household Size. The total number of households in Duvall increased from 946 to 1,596, a change of 68.7%. Average population per household rose slightly from 2.80 in 1990 to 2.88 per household in 2000.

Table HO – 2
Population and Household Size

	1990	2000	% change
Population	2,770	4,616	66.6%
Total HH	946	1,596	68.7%
Avg. HH Size	2.80	2.88	3%

Source: 1990 and 2000 U.S. Census

Another indicator of the shift of household trends is the composition of households, as indicated in Table H-3: Household Composition. Although Duvall witnessed a significant increase in all categories of household types, there remained little change in household composition between 1990 and 2000.

Table HO – 3 Household Composition

Type	1990	2000	% change '90-'00
Total HH	946	1,596	68.7%
Married with children	399 (42%)	668 (42%)	67.4%
Married with no children	275 (29%)	472 (30%)	71.6%
Non-family HH	178 (19%)	289 (18%)	62.3%
Living alone	122 (13%)	211 (13%)	73%
Single parent with child	65 (7%)	92 (6%)	42%

Source: 1990 and 2000 U.S. Census

A final indicator of the shift of household trends is age composition. Table H-4: Age Composition, shows the significant increase in population of those aged 35-44 and aged 45-64 between 1990 and 2000. Duvall saw a slight decline in the number of individuals aged 20-34, as well as a decline in their percentage of the overall population.

Table HO – 4
Age Composition

	1990	2000	% change
Total population	2,770	4,616	66.6%
65 and over	108 (4%)	147 (3%)	36.1%
45-64 years	287 (10%)	763 (17%)	266%
35-44 years	428 (15%)	1,153 (25%)	269%
20-34 years	986 (36%)	971 (21%)	-2%
5-19 years	595 (21%)	1,123 (24%)	88.7%
< 5 years	366 (13%)	459 (10%)	25.4%

Source: 1990 and 2000 U.S. Census

# **Inventory of Existing Housing**

The city of Duvall has 1,596 total housing units as of 2000, as indicated in Table H-5: Housing Units by Type. The housing stock consists of 1,415 (88.7%) single-family units and 181 (11.3%) multi-family units.

Table HO - 5
Housing Units by Type

Type of Housing Unit	2000	% of total
Single-family homes	1,415	88.7%
Multi-family homes	181	11.3%
Total Units	1,596	-

Source: 2000 U.S. Census

The majority of Duvall's housing units (77.3%) were built between 1980 and 1998. Table H-6: Year Housing Built, shows the breakdown of housing units built during each time period. This indicates that most of the city's housing stock is relatively new. The existing housing units are in relatively good condition, according to the King County Assessor's Office. On a scale of 1-6, "Poor – Excellent" respectively, the median condition of housing rates 3 or "Average", as indicated below in Table H-7: Existing Housing Condition. It is not foreseen that the average housing condition will decline significantly due to the increase in development of new housing.

Table HO – 6 Year Housing Built

Year	Number	%
1999 to March 2000	104	7.0
1995 to 1998	289	18.2
1990 to 1994	333	20.1
1980 to 1989	605	38.1
1970 to 1979	148	9.3
1960 to 1969	43	2.7
1940 to 1959	40	2.5
1939 or earlier	26	1.6
Total	1,588	-

Source: 2000 U.S. Census

Table HO – 7
Existing Housing Condition

Rating	Percentage of housing stock
Poor (1)	0.37%
Fair (2)	0.66%
Average (3)	94.81%
Good (4)	3.07%
Very Good (5)	1.01%
Excellent (6)	0%

Source: King County Assessor's Office, 2000

# **Projection of Future Housing**

#### **Residential Growth Targets**

Residential growth targets are set by King County in coordination with the cities in the county. In 2002, King County worked with local cities to determine additional growth targets for the ten years from 2012-2022. No additional growth targets were allocated to the rural cities; Duvall's growth target for 2022 is the same target as existed in the 1994 Comprehensive Plan for 2012. The residential growth targets result in a population floor. That is, the current population plus the allocated households x 2.88 persons per household results in the minimum number of people that must be accommodated in the Land Use Element.

The King County Comprehensive Plan sets out the adopted growth target in households for the city of Duvall. Duvall's growth target for the year 2022 is an additional 1,037 households. Each household in Duvall, currently and in the future, is projected to house 2.88 people. Based on this information, the target population of Duvall (including the UGA) for 2022 is 7,583 people. This is based on a total of 1,596 existing housing units (based on 2000 Census data) plus 1,037 additional households for a total of 2,633 households x 2.88 persons per household for a target population of 7,583.

#### **Residential Capacity**

Residential capacity relates to residential growth targets in a number of ways. First, the City is required to plan for at least the residential growth target when determining residential capacity. Second, capacity relates to the actual physical landscape, a target is a minimum number allocated to Duvall by King County. Third, capacity is in part driven by requirements for urban levels of development. For example, one constraint is that a minimum net density of 4 units per acre is required in urban areas. Fourth, capacity is a result of the citizens' vision for what level of development they want in their city. A Residential Capacity Analysis Report is included as Appendix B.

Duvall's residential capacity is ~12,200 for 2022. That capacity is based on a number of assumptions. The details of those assumptions are set out in Appendix B. Generally, assumptions include the following: 20% of sites are not developable due to sensitive areas; 50% of redevelopable properties will develop; all vacant properties will develop; some residential capacity is assigned to mixed-use properties in the southern portion of the city; no residential capacity is assigned to commercial districts with the exception of commercial districts where properties are currently under development review or are in the planning stages and known to include residential units at the time of the 2006 Comprehensive Plan amendment cycle; and there are 2.91 people per single-family unit and 2.58 people per multi-family unit. (A policy of the City will be to periodically review actual development as compared to the assumptions and adjust assumptions and capacity accordingly. The adjustments made as part of the 2006 Comprehensive Plan Update are consistent with this policy.)

Table HO – 8
Residential Growth Target and Capacity

	2022 Housing Target	2022 Pop Growth Target	2022 Pop Capacity	2022 Housing Capacity
Duvall	2,633	7,583	12,200	4,642

Source: City of Duvall Residential Capacity Analysis; City of Duvall Residential Population Estimate, 2006.

# **Employment vs. Housing Growth**

Duvall was traditionally a rural service center for the Snoqualmie River Valley and surrounding area. However, with a significant increase in housing and slow economic growth, including limited job growth, the city has become a bedroom community. Most residents commute to nearby cities including Seattle, Redmond, Woodinville and Bellevue for employment. The following tables show the distribution of jobs within the city, as well as the jobs/housing ratio.

Table HO – 9
PSRC Covered Employment Estimates 2002: City, County

	DUV	ALL	KING C	OUNTY
	Number	%	Number	%
Construction/Resources	163	16	61,823	6
FIRES (Finance, Insurance, Real Estate, Services)	243	24	427,564	39
Manufacturing	55	6	128,056	12
Retail	315	32	179,672	16
WTCU (Wholesale, Transportation, Communications, Utilities	35	4	145,446	13
Education	150	15	66,977	6
Government	32	3	84,875	8
TOTAL	994	-	1,094,413	-

 $Source:\ Puget\ Sound\ Regional\ Council-Employment\ Data$ 

Table HO – 10

Jobs and Housing Targets and Jobs/Housing Ratio

	JOB TARGET	HOUSEHOLD TARGET	JOBS/HOUSING RATIO
Duvall	1,125	1,037	1.08
Rural KC Cities	5,250	5,563	.94

Source: GMPC Amendments to the Countywide Planning Policies – July 2002

The majority of employees in Duvall work in retail, education and finance, insurance, real estate, and services (FIRES), of which the largest percentage is employed by retail services. These jobs, as well as jobs in education and government, typically are lower paying jobs. King County Countywide Planning Policies estimate the 2001 - 2022 employment target for Duvall at 1,125 jobs and the household target at 1,037 units. This equates to 1.08 jobs per household. While this number is average among other rural cities, it is far lower than nearby cities such as Redmond and Bellevue. This is due not to Duvall's small population size, but to the diversity and number of employment opportunities that can be found in neighboring communities. Duvall's residential growth rate currently surpasses economic growth, and will continue to do so until the employment base within the city is expanded. Additionally, as housing costs within Duvall continue to outpace higher paying jobs, this will create a greater need for an adequate supply of affordable housing.

# **Income & Housing Costs**

#### Income

According to the 2000 U.S. Census, median household income in the city of Duvall is \$71,300 and the median family income is \$78,740. Compared to 1990, when the city had a median household income of \$37,537 and a median family income of \$38,773, the very dramatic increase has created a significant impact on housing affordability within Duvall and surrounding UGA. Table H –11: Income Categories, shows the range of household incomes within the city, as compared to King County income levels. Household income refers to the income all of persons who occupy a housing unit, the related family members and all unrelated people who share the housing unit. Family income refers to the income of all related persons residing together.

Table HO –11 Income Categories

		DUVALL		KING COUNTY			
	\$	Total Households	% of Households	\$	Total Households	% of Households	
Median Household Income	71,300	1,608	-	53,157	711,235	-	
Median Family Income	78,740	1,327	-	65,035	423,511	-	
Income \$39,999 or less	-	389	24.1	-	257,932	36.3	
Income \$40,000 - \$74,999	-	447	27.9	-	223,254	31.4	
Income above \$75,000	-	772	48.0	-	230,049	32.3	

Source: 2000 U.S. Census, 2003 King County Growth Report

## **Housing Costs**

Rental Units: As of the 2000 U.S. Census, there were 181 rental units (11.3%) in Duvall. Although this number is up from the 1990 Census (159 units), it is still far below the total number of units as found in comparable cities near Duvall. According to the 2003 Dupre + Scott "1-19 Unit Apartment Report", average rental costs for 2 bedroom units ranged from \$735 per month for multiplex units (2-4 units) to \$931 per month for a single-family home. As a comparison to nearby cities, rents in Duvall are slightly higher than Monroe (\$677-787 per month for multiplex/5-19 unit complex and \$915 per month for single-family), but lower than Redmond (\$821-874 for multiplex/5-19 unit complex and \$1,432 for single-family). The King County average for rentals is \$864-893 for apartments and \$1,085 for a single-family home. As the population steadily increases and market demand for housing continues to increase, the need for more rental units (both market-rate and affordable) in Duvall will increase.

<u>Single-Family Houses</u>: As of the 2000 U.S. Census, there were 1,415 (88.7%) owner-occupied single-family homes in Duvall. At the end of 2003, the median home price for a single-family house in Duvall was \$339,000. As a comparison to nearby cities, home prices in Duvall are much higher than Monroe (\$225,000) and lower than Redmond (\$379,000). Compared to the King County median home price of \$266,000, Duvall is quickly becoming a very expensive city for many families who traditionally could afford living in Duvall.

Table HO – 12
Average Rental and Home Prices

AVERAGE	MONTHLY RENT	AVERAGE H	OME PRICES					
Area	Apartments	SF Homes	Area	SF Homes				
Duvall	\$735	\$931	Duvall	\$339,000				
Monroe	\$677-787	\$915	Monroe	\$225,000				
Redmond	\$821-874	\$1,432	Redmond	\$379,000				
King County	\$864-893	\$1,085	King County	\$339,200				

Source: Dupree + Scott 2003 Apartment Report, 2003 King County Growth Report

# **Housing Affordability**

# **Housing Affordability**

The city of Duvall historically provided for affordable housing for moderate income, and to some extent, low-income families. (Moderate income in King County is defined as 50% to 80% of the County median income; low income is defined as up to 50% of County median income). Prices for single-family homes, which have traditionally been lower than most Eastside communities, are quickly becoming more expensive. This puts many houses out of reach for many first time homebuyers who traditionally were able to afford homes in Duvall.

Ten percent of the city's housing stock is mobile homes and only 3.7% is multi-family housing. These units, which provide housing for many low and moderate-income households, are essential in order to maintain an adequate variety of housing in the community. The challenge facing Duvall is to continue to provide housing for families in the full range of income groups. The City's primary strategy for ensuring the provision of affordable housing is to provide for a range of new housing types and densities in its Comprehensive Land Use Plan.

Housing affordability, regardless of income, relates to the balance between a family's income level and their desire for housing and other amenities. Housing costs are considered "affordable" when 30 percent or less of a household's income is spent on housing. Table H-13: Income Status vs. Income Spent on Housing, shows the various income levels in Duvall as compared to what percentage of income residents spend on housing per month.

Table HO – 13 Income Status vs. Income Spent on Housing

INCOME STATU	INCOME SPENT ON HOUSING				
Income Category	% of residents	Mortgage Payment		Rent Payment	
0-50% (low) (\$0 - 26,578)	11	Percentage of Income	% of residents	Percentage of Income	% of residents
50-80% (moderate) (\$26,579 – 42,525)	13	Less than 30%	64.1	Less than 30%	91.6
80- 120% (median) (\$42,526 – 63,788)	17	30 – 34%	11.1	30-34%	0
+120% (high) (>\$63,788)	60	35% or more	24	35% or more	8.4

Source: 2000 U.S. Census

According to the 2003 King County Benchmark Report, 7% of Duvall's housing is affordable to those of low income, and 24% is available to those of moderate income. Table H - 14: Percent of Affordable Housing Units 2003, lists the percentage of affordable units within the city.

Table HO – 14
Percent of Affordable Housing Units 2003

Income Category	Duvall	King County
30% of median	0	1.2
30-50% of median	7	21.6
50 – 80% of median	24	37.1

Source: 2003 King County Benchmarks Report

## **Housing Affordability Targets**

As part of local and regional population projections, specified by provisions of the GMA, affordable housing targets are established for the 20 -year planning period 2001- 2022 based on the City's growth target. The King County Countywide Planning Policies specifically state a moderate income housing target is equal to 17% of the City's growth target and a low income housing target is equal to 20% of the

City's growth target. Table H –15: Housing Affordability Targets 2001-2022, summarizes housing affordability targets in Duvall for the 20-year planning period.

# Table HO – 15 Housing Affordability Targets 2001-2022

	Total Housing Units	Low Income Targ of median (20% of total	income	Moderate Income Target (50-80 of median income) (17% of total units)	
		22-year total	Annual Average	22-year total	Annual Average
Growth Target	1,037	207	9.41	176	8

Source: King County Countywide Planning Policies

#### Strategies to Encourage Affordable Housing

As noted earlier, 10% of the housing stock within the city is mobile homes and 3% are multi-family units. The need for these types of units will continue to rise in the city because of the increase in lower to middle wage jobs, an aging population which depend on more affordable housing and those persons who need special housing needs. In order to meet current and future affordable housing needs, the Housing Element encourages these following measures:

- 1. <u>Development of Innovative Housing Techniques</u> Allow new housing techniques and styles, such as cottages, compact single-family homes on smaller lots and duplexes and triplexes designed to look like single-family homes.
- 2. <u>Accessory Dwelling Units (ADUs)</u> Given proper guidelines, these accessory units can provide affordable housing with minimum disruption of neighborhoods, and can also allow families to stay in their homes despite changing economic circumstances such as divorce or loss of job. Many ADUs are affordable to low and moderate income families. ADU's are either conditionally permitted or allowed outright in all residential zones.
- 3. <u>Manufactured Homes</u> These units are typically much less expensive than a traditional single-family home. The City allows these types of homes in all single-family neighborhoods.
- Flexible Subdivision Standards/New Street Design Standards The City may wish to allow more flexibility in the development of land with regard to subdivision standards.
- 5. <a href="Infill Development">Infill Development</a> Infill Development Infill development allows parcels of land that are vacant but are within areas that are mostly built out. Although such sites are often smaller and may be more difficult to develop than raw land, there may be cost savings due to the existence of utilities that already serve the site. There may be opportunities for this type of development in the Old Town section of Duvall.
- 6. Mixed-use Development Mixed-use development allows residential development in the same building as commercial development. Usually the residential development is above or behind the commercial development. Mixed-use development may provide affordable, urban density housing with excellent access to services and employment. The advantage for the commercial development is a built in customer base. Duvall will allow residential development on the upper floors of commercial and industrial structures. The Comprehensive Land Use Plan designates areas in the SR-203 corridor for commercial and residential mix of uses. There may also be areas that have potential for commercial development along Main Street, with residential uses behind other structures or above commercial uses.
- 7. <u>Development Incentives</u> Incentives such as density bonuses, subsidies and waiver of impact fees can help reduce development costs and encourage developers to include affordable units within their housing projects. Also, streamlining the permitting process can help speed up the development process and help reduce costs.
- 8. <u>Consider joining a regional housing agency</u> The City should consider joining a regional housing agency, such as A Regional Coalition for Housing (ARCH), a King County

Consortium that supports and encourages the preservation and expansion of affordable and special needs housing. As a member, the city of Duvall could actively participate in regional solutions that seek opportunities to provide for additional affordable housing options.

# **Housing for Special Needs**

Federal and state law mandates cities to provide for residential opportunities for individuals of special needs, who are defined as those people who require some assistance in their day-to-day living, such as the physically or mentally disabled, victims of domestic violence, substance abusers, people living with AIDS, youth at risk and seniors. Family living situations, institutional settings, social service programs and assisted housing all serve a portion of those with special needs. The Federal Fair Housing Act (Chapter 151B) includes all individuals with special needs and states that no individual shall be denied the opportunity for safe and independent living. In addition, the Washington Housing Policy Act states that a "decent home in a healthy, safe environment for every resident of the State" shall be provided (RCW 43.185B.009). The Housing Element supports goals and policies that provide equal and fair housing access for all residents of Duvall, including special needs residents.

In order to provide housing opportunities for residents of special needs, the City shall work with agencies such as ARCH and Hopelink to provide opportunities and services that would not be available otherwise to these residents. In addition, the City shall provide for these residences by continuing to support codes and ordinances which allow for a variety of housing opportunities, as well as encouraging the increase of social support services within the city and surrounding area. Adding flexibility to the City's land use code to allow group homes and home-based care is also a significant opportunity available to the City for meeting the demand for special needs housing.

## **Goals and Policies**

# Goal HO – 1 Preserve, maintain and improve existing housing and neighborhood character in Duvall.

#### **Policies**

- HO 1.1 Develop and incorporate residential design standards for new houses and housing developments within existing neighborhoods, such as site design standards, landscaping requirements and building design guidelines to preserve neighborhood quality and character.
- HO 1.2 Ensure that future mixed-use, commercial, and industrial development surrounding residential neighborhoods complements and enhances the character of the community. Ensure that the housing and commercial components of mixed-use developments are integrated in a way that is advantageous to both uses.
- HO 1.3 Seek and promote resources that provide financial and other assistance to low-income citizens for maintaining or repairing their homes.
- HO 1.4 Revitalize older neighborhoods within the city by seeking funds for making street, sidewalks, and other infrastructure improvements.
- HO 1.5 Encourage infill developments on vacant or underutilized land within existing residential neighborhoods provided that it is compatible with surrounding structures and uses.

# Goal HO – 2 Ensure houses in new residential subdivisions and new multi-family structures are of high quality residential and neighborhood design through the provision of required development standards.

#### **Policies**

- HO 2.1 Develop residential design standards for new single-family houses and multi-family structures, such as site standards, landscaping requirements and building design guidelines, to provide for quality and character consistent with Duvall.
- HO-2.2 Require all new residential subdivisions of a specific size to include neighborhood parks or public open spaces which benefit the community.

# Goal HO – 3 Promote opportunities for innovative and creative uses of land that creates a variety of housing types at varying densities to accommodate for changing population needs and preferences in Duvall.

#### **Policies**

- HO-3.1 Allow for a variety of housing types and lot sizes consistent with land use designations through small and large lot single-family development, mixed-use, attached and detached single-family homes, townhouses, cottage style housing, duplexes, multiplexes and mobile homes.
- HO 3.2 Allow creative site planning techniques and clustering of new development that is compatible with surrounding community character and allows for a variety of housing products and that creates and conserves open spaces.
- HO-3.3 Consider developing a density bonus program to increase open space and park areas or to provide for affordable housing for seniors or low income families.

	HO – 3.4	Implement minimum lot sizes and/or minimum units per acre to achieve allocated future growth and density targets.
	HO – 3.5	Encourage the development of senior housing and assisted living units.
	HO – 3.6	Allow for accessory dwelling units on single-family lots, subject to specific development, design, occupancy and neighborhood character standards.
	HO – 3.7	Allow for housing on upper floors of commercial and industrial buildings in all zones. Allow housing on ground floors in Riverside Village west of Railroad Avenue. Allow housing on the ground floor in Uptown – 1st Avenue subject to a conditional use permit.
	HO – 3.8	Periodically review subdivision and building permit submittals and adjust assumptions and capacity accordingly.
Goal H	0 – 4	Support the preservation and development of affordable housing to meet the needs of all economic segments of the city.
	Policies	
	HO – 4.1	Develop strategies to achieve targets for low and moderate income housing that are consistent with Countywide Planning Policies.
	HO – 4.2	Develop a partnership with a regional housing agency, such as ARCH, to provide opportunities for affordable housing for all economic segments of the city.
	HO – 4.3	Promote the preservation of existing housing units that are likely sources for affordable owner and rental housing, such as multi-family housing, manufactured housing, and mobile home units.
	HO – 4.4	Consider providing developers regulatory incentives for the development of affordable housing units, such as density bonuses, fast-track permitting, fee waivers or development transfers.
	HO – 4.5	Seek and promote funding assistance for financially dependent low to moderate income households.
	HO – 4.6	Recruit and support the development of workforce housing.
Goal H	O – 5	Support and provide for the availability of housing for residents of Duvall with special needs.
	Policies	
	HO – 5.1	Support the preservation and development of special needs housing in Duvall that serves both city residents and those in surrounding communities.
	HO – 5.2	Encourage and promote partnerships with public and private agencies, as well as developers, that provide funding for housing opportunities for those with special needs.
	HO – 5.3	Support both the dispersal of special needs housing throughout the city, as well as a concentration around the SR-203 corridor.
	HO – 5.4	Evaluate potential regulatory obstacles and ensure that codes or ordinances do not restrict development of special needs housing within Duvall.

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